

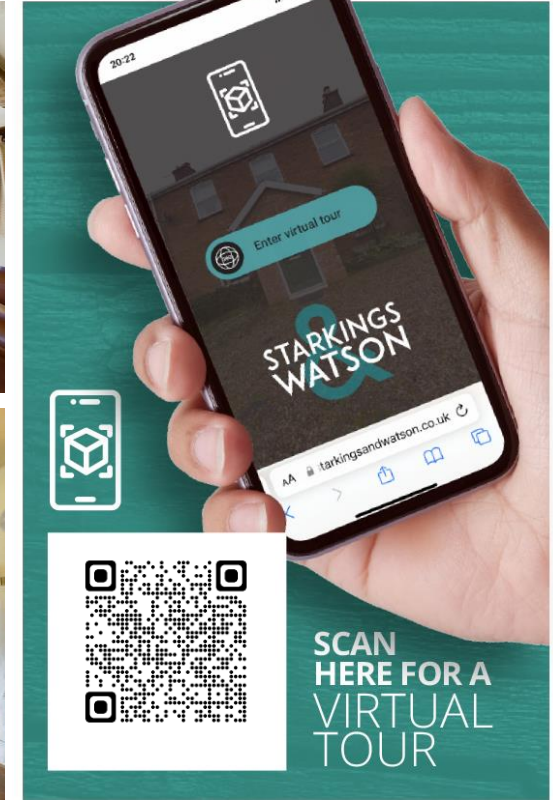
READING GREEN

**Hoxne, Eye IP21 5DJ**

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01379 450950

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**STARKINGS**  
**WATSON**



- Detached Period Cottage
- Sublime Rural Location
- Generous Plot In The Region Of 2 Acres (stms)
- Ideal For Equestrian Use Or Glamping (stp)
- Filled With Charm & Original Period Features
- Three Ample Bedrooms & Two Bathrooms
- Main Reception With Woodburner
- Country Style Kitchen/Dining Room & Utility

#### IN SUMMARY

THIS STUNNING Grade II listed DETACHED thatched cottage is situated in a PRIVATE & SECLUDED rural position on the outskirts of the village of HOXNE in the small hamlet of Reading Green. The property is presented in excellent order with a real eye for detail alongside all the ORIGINAL PERIOD COTTAGE features that you would expect from such a pretty cottage. The accommodation extending to approximately 1350 SQ FT (stms) comprises; Entrance porchway with lobby area and bathroom. There is a stunning SITTING ROOM with INGLENOOK FIREPLACE and WOODBURNER as well as kitchen/dining room with traditional AGA and walk in larder room. From the ground floor there are two staircases leading to the first floor where you will find THREE AMPLE DOUBLE BEDROOMS with an array of character features as well as feature family bathroom. Externally, the property benefits from MAGNIFICENT GARDENS and a PLOT extending to approx. 2 ACRES (stms) with potential for EQUESTRIAN or SMALLHOLDING usage.

#### SETTING THE SCENE

There is a private shingled driveway to the side of the cottage accessed from the road. The driveway leads to

the rear of the cottage via a gate to the main entrance porch to the rear.

#### THE GRAND TOUR

Entering the house from the rear into the main entrance hallway with stairs leading to the first floor master bedroom, there is pamment tiling, space for coats and shoes and access to the a further lobby area with built in storage and the ground floor bathroom. The panelled bathroom offers a bath with shower over, w/c and hand wash basin with exposed timbers. The main sitting room is a stunning room with exposed timbers and dual aspect to front and rear and an inglenook fireplace housing a woodburner, there is also a second staircase leading to the first floor landing and a door onto the front garden. Heading into the kitchen/dining room there are pamment tiles and a porch to the front with stable door onto the front garden. The country style kitchen offers an Aga with a range of traditional units and wooden worktops over with butler sink. There is plenty of space for the dining table as well as a walk in pantry room housing further storage with wooden worktops over as well as space for electric free standing oven and electric hob. Heading up the main staircase to the first floor landing, you will find plenty of built in storage and plenty of original character and beams. There is a generous double bedroom to the left of the landing with vaulted ceiling. The main family bathroom has been well fitted with wood panelling and a roll top bath with shower over. To the other end of the landing there is a further double bedroom with access beyond to the main bedroom which also benefits from its own staircase. The main bedroom has a wonderful vaulted ceiling with exposed timber and a dual aspect as well as original mullion window.



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Diss Office on **01379 450950**



**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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## THE GREAT OUTDOORS

The cottage benefits from wonderful cottage style gardens to the side and rear with the surprisingly large plot extending to approximately 2 acres (stms). There are well kept cottage style garden to the side and front which are enclosed with summerhouse, picket fencing and a shingled patio providing the ideal spot for a table and chairs. The rest of the garden is pretty much laid to lawns with an array of wild areas and pathways mowed in creating interest. There is a large paddock to the far left hand boundary of approx. 0.75 acres (stms) as well as perfect spots for glamping pods (stp) a woodstore, tool shed and greenhouse. Accessed from the rear and attached to the cottage is also an external boiler room providing plenty of space for possible conversion but also providing storage space.

## OUT & ABOUT

Located in the Parish of the picturesque and idyllic Suffolk village of Hoxne on the edge of Denham, there is plenty of history to learn about these beautiful villages. With splendid architecture and easy access to some lovely walks, Hoxne also benefits from a thriving village store, public house, primary schooling, sport facilities, and a community centre, offering a perfect lifestyle balance. The nearby towns of Diss and Eye have further facilities which include supermarkets, bus services and from Diss, a mainline rail line to London Liverpool Street.

## FIND US

Postcode : IP21 5DJ

What3Words : ///vipers.honestly.opened

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Buyers are advised that the property has private drainage via a septic tank. There is oil fired central heating as well as mains electricity and water. The cottage is also Grade II listed.



**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

 Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 1319.12 ft<sup>2</sup>  
 122.55 m<sup>2</sup>

Reduced headroom  
 21.15 ft<sup>2</sup>  
 1.96 m<sup>2</sup>

1319.12 ft<sup>2</sup>  
 122.55 m<sup>2</sup>

